



VIRGINIA: A SCHEDULED MEETING OF THE SURRY COUNTY BOARD OF SUPERVISORS HELD IN THE GENERAL DISTRICT COURTROOM OF THE SURRY COUNTY GOVERNMENT CENTER ON THURSDAY, AUGUST 1, 2024, 6 PM.

PRESENT: SUPERVISOR ROBERT ELLIOTT, JR.
SUPERVISOR BREYON PIERCE
SUPERVISOR WILLIAM (TIM) CALHOUN
SUPERVISOR AMY DREWRY
SUPERVISOR WALTER HARDY

ABSENT:

ALSO

PRESENT: MS. LOLA PERKINS, COUNTY ATTORNEY
MS. MELISSA ROLLINS, COUNTY ADMINISTRATOR
MR. DAVID HARRISON, DEPUTY COUNTY ADMINISTRATOR
MR. DELON BROWN, NETWORK ADMINISTRATOR, IT DIRECTOR
MR. HORACE WADE, PLANNING & COMMUNITY DEVELOPMENT DIRECTOR
MS. RENEE CHAPLINE, ECONOMIC DEVELOPMENT
MR. JONATHAN JUDKINS, COMMISSIONER OF THE REVENUE
SHERIFF CARLOS TURNER, SURRY COUNTY SHERIFF'S DEPARTMENT

Invocation

The invocation for this meeting was given by Dr. Daniel Baltimore of Mount Nebo Baptist Church in Surry, Virginia.

Call to Order/Moment of Silence/Pledge of Allegiance/Adopt Agenda

The meeting was called to order by Chairperson Elliott, who then asked those present to stand and recite the pledge of allegiance. Following the pledge of allegiance, he asked for a moment of silence. Prior to adopting the agenda, Lola Perkins, County Attorney, made a statement clarifying the cancellation of the Public Hearing on the proposed amendments to the Firearms Ordinance that was scheduled to be held during this meeting. Chairperson Elliott asked if there were any questions or corrections relating to the agenda. There being none, Supervisor Pierce made a motion to accept the agenda as presented. Supervisor Hardy seconded the motion. All present voted affirmatively.

(Approved)

SUPERVISOR ROBERT ELLIOTT, JR.	AYE
SUPERVISOR BREYON PIERCE	AYE
SUPERVISOR WILLIAM (TIM) CALHOUN	AYE
SUPERVISOR AMY DREWRY	AYE
SUPERVISOR WALTER HARDY	AYE

Consent Items

1. Approval of Draft BOS Minutes - July 2, 2024
2. Approval of Draft BOS Work Session Minutes - July 18, 2024
3. Approval of Account Payables from May - July
4. Resolution - VDOT Project Addition to Secondary Route - SR 780, Landing Drive

Chairperson Elliott read the items listed for consent and asked Board members if any items needed to be pulled for discussion. There being none, Supervisor Hardy made a motion to approve the consent items as enumerated. Supervisor Pierce seconded the motion. All present voted affirmatively.

(Approved)

New Business

1. Real Estate Limited Scope Reassessment - Don Thomas of Wingate Appraisal provided a presentation on market trends and the impact on the County's tax base, and the recommendation for a limited scope reassessment.

Supervisor Hardy made a point of order and asked Jonathan Judkins, Commissioner of the Revenue, for recommendations on taking action on this item. Mr. Judkins provided a summary and recommended the board consider a reassessment. Supervisor Elliott asked Mr. Judkins whether he thought the ratio would continue to fall or remain stable, and he responded by sharing his thoughts, which, in summary, were ninety at best and low eighties being the worst scenario.

*Supervisor Hardy made a motion to approve the procurement process of initiating a reassessment as recommended by staff. Supervisor Pierce seconded the motion. The votes were as follows: **(Approved)***

SUPERVISOR ROBERT ELLIOTT, JR.	AYE
SUPERVISOR BREYON PIERCE	AYE
SUPERVISOR WILLIAM (TIM) CALHOUN	AYE
SUPERVISOR AMY DREWRY	NAY
SUPERVISOR WALTER HARDY	AYE

County Administrator's Report

- Economic Development Update: Renee Chapline, Economic Development
 - Love Works Sign
 - Surry Market Place
 - Mexican Restaurant
- Sheriff Carlos Turner,
 - Reminder of National Night Out, Tuesday, August 6, 2024



- Lieutenant Roy Lane: Retired

*Sheriff Turner asked the Board to approve Retired Lieutenant Roy Lane to purchase his service weapon for \$1 as permitted under the Virginia Code. Supervisor Pierce motioned the approval, and Supervisor Drewry seconded the motion. All present voted affirmatively. **(Approved)***

Public Comments

Lola Perkins, County Attorney, read a portion of the Citizens' Comments guidelines, which can be found in the Board of Supervisors Bylaws on the County's website.

- 1 Helen Eggleston, Dendron District—Gun Ordinance, Board Exemption. Consider repealing the gun ban and allowing citizens with concealed carry permits to enter Surry Government Buildings. County Debt. Surry Market Place, Trade School needed.
- 2 Mike Eggleston, Dendron District- County Debt. Gun Ordinance,
- 3 Susan Corvello, Claremont District – Gun Ordinance, other options. Offensive Comments and Harassment.
- 4 Judy Lyttle, Bacon's Castle District - African American Heritage Society inquired about the use of a vacant county-owned building.
- 5 Dr. Daniel Shaye, Surry District – Thanked Sheriff for the safety of the building. Gun Ordinance, Board Members feeling unsafe.

Board Comments

- Supervisor Drewry – Thanked citizens for comments made. Address Racism in the County.
- Supervisor Hardy – Addressed comment shared by a citizen, NaCO conference success. Attended HRPDC round-table discussions.
- Supervisor Calhoun – Thanked citizens for public comments. Love Works Sign, Surry Market Place response.
- Supervisor Pierce – Congratulated new County Deputies. Love Works Sign. Attended NACO conference, 4H Camp – Youth Leadership in the County. August 19 new school year begins. Superintendent's Luncheon August 12.
- Supervisor Elliott – Thanked board members and citizens for comments made. Addressed comment shared by a citizen. NaCO Conference success.

Board of Supervisor's Calendar Change – Lola Perkins, County Attorney

*Supervisor Pierce made a motion to change the next Board of Supervisors meeting from September 5, 2024, to September 12, 2024, at 6 pm. Supervisor Hardy Seconded the motion. All present voted affirmatively. **(Approved)***

Adjournment

*There being no further business before the Board, Supervisor Hardy made a motion that the Board adjourn their meeting until August 15, 2024, at 5 pm. The motion was seconded by Supervisor Calhoun. All present voted affirmatively. **(Approved)***

The meeting adjourned at 7:12 PM.

This meeting can be viewed in its entirety through the Surry County Government Website:
<https://www.surrycountyva.gov/387/Watch-A-Meeting>

Surry County Paid Invoices (May - Jul 2024)

Month	Check Count	Total Amount
May	192	\$ 578,637.64
June	189	\$ 661,115.25
July	175	\$ 731,496.15
Totals	556	\$ 1,971,249.04

Potential 2025 Reassessment Timeline

Currently with Real Estate Tax Bills due on December 5 Annually.

A 90-day Extension filed through March 31 to complete the Reassessment.

Dates	Milestone
August/September 2024	Reassessment Review Contract in Place Sales Study by Wingate
October 2024- February 2025	Review Sales, Site Visits, New Construction
January 2025	Board of Supervisors appoints Board of Equalization members, affirmed by Circuit Court Judge and sworn in by the Clerk of Circuit Court. (Only anyone new will need training this time. Training performed as soon TAX can accommodate.)
March 2025	Prepare and send notices of assessment to property owners
Mid-March 2025	Reassessment Assessor's Hearings
Mid/Late-March 2025	Final Value Reviews
End of March 2025	Reassessment Book completed and filed with Surry County's Clerk of Circuit Court
March/April 2025	Board of Equalization Organizational Meeting
April 2025	County advertises equalized tax rate
May 2025	Board of Supervisors Sets Tax Rate
May & June 2025	Board of Equalization Scheduled Hearings
June 2025	Board of Equalization Final Reviews
July 2025	Board of Equalization turns over assessment changes to Commissioner of the Revenue's Office.

The Board of Equalization can meet again if a taxpayer brings forward a request to have the property reviewed. However, most of the time most of those meetings occur prior to July 1 so that the Commissioner of the Revenue's Office may have all values updated for the Land Book. Consider again to have the term of the Members of the Board of Equalization expire August 31.

Potential 2025 Reassessment Timeline

Please see the chart below that would reflect a possible Real Estate Tax first half due June 5.

(Keeping in mind that the Reassessment also requires a 90-day Extension through March 31 to complete encompassing all sales from the current year and have the notices mailed to taxpayers and have the required tax payer hearings, reviews, and finalizing the Reassessment.)

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March 2025	Prepare and send notices of assessment to property owners
Mid-March 2025	Reassessment Assessor's Hearings
Mid/Late-March 2025	Final Value Reviews
End of March 2025	Reassessment Book completed and filed with Surry County's Clerk of Circuit Court
March/April 2025	Board of Equalization Organizational Meeting
March 2025	County advertises equalized tax rate (final data would be needed from the Reassessment)
Early April 2025	Board of Supervisors Sets Tax Rate (This would also require the county budget to be finalized and the Treasurer to send out tax bills once Land Book is posted by the Commissioner of the Revenue.)
May & June 2025	Board of Equalization Scheduled Hearings
June 2025	Board of Equalization Final Reviews
July 2025	Board of Equalization turns over assessment changes to Commissioner of the Revenue's Office. (Adjustments to assessments would be required after the Land Book is generated in this scenario)

The Board of Equalization can meet again if a taxpayer brings forward a request to have the property reviewed. However, most of the time most of those meetings occur prior to July 1 so that the Commissioner of the Revenue's Office may have all values updated for the Land Book. Consider again to have the term of the Members of the Board of Equalization expire August 31.

Tax Rates & Sales to Assessment Ratios

Year	Rate	Ratio	Reassessment
2005	0.77	95.40%	yes
2006	0.84	74.90%	no
2007	0.70	99.90%	yes
2008	0.70	98.80%	yes
2009	0.70	98.80%	yes
2010	0.73	100.00%	yes
2011	0.73	100.00%	no
2012	0.73	100.00%	no
2013	0.73	100.00%	no
2014	0.73	100.00%	no
2015	0.73	100.00%	no
2016	0.71	100.00%	yes
2017	0.71	100.00%	no
2018	0.71	100.00%	no
2019	0.71	98.90%	no
2020	0.71	99.00%	no
2021	0.77	95.10%	no
2022	0.72	100.00%	yes
2023	0.71	100.00%	yes
2024	0.71	97.44%	no

Currently the sales to assessment ratio from January through July 2024 is **88%** which is only a sample of the year so far but enough that shows where the trend is when it comes to sales.

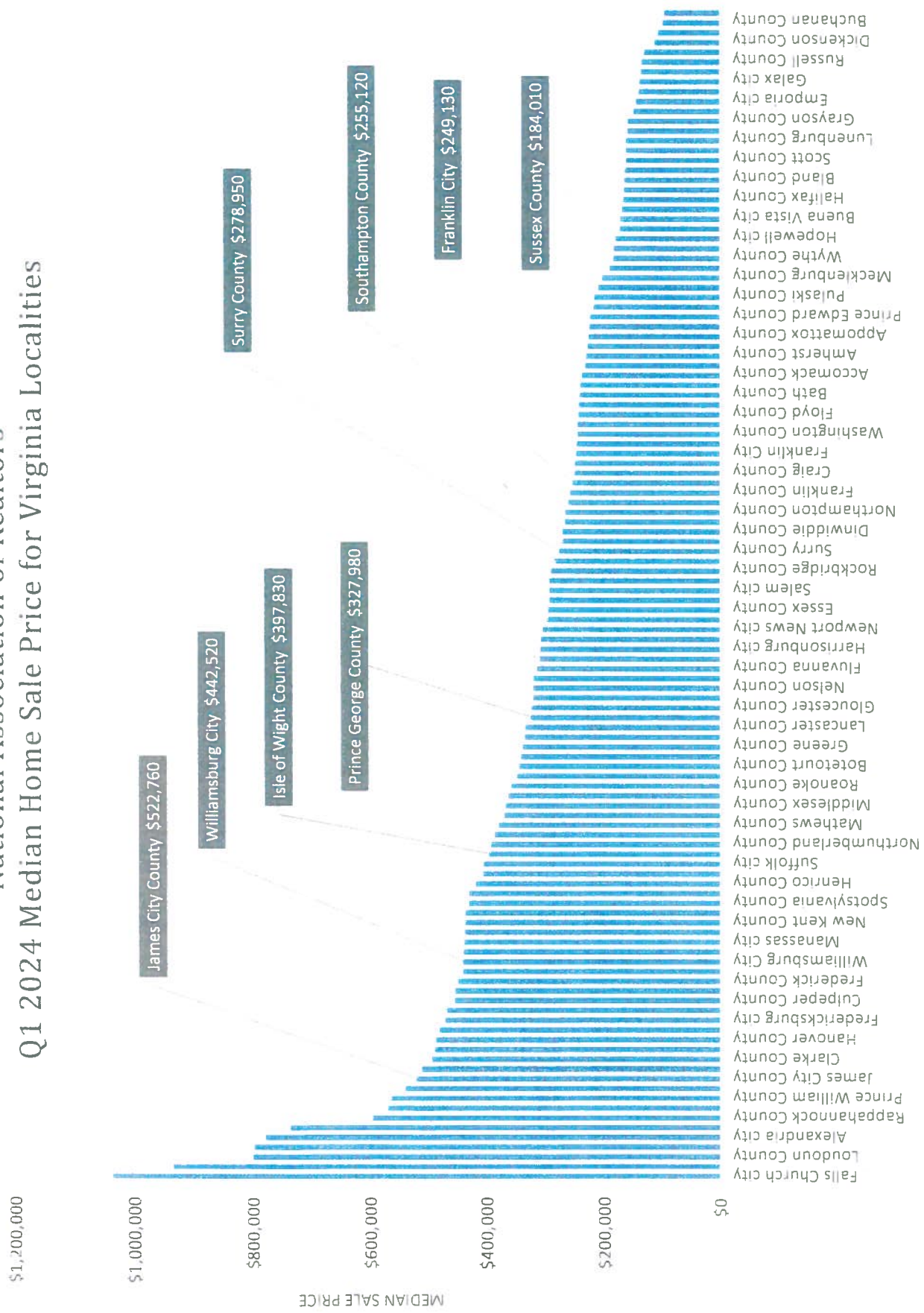
This is the current situation once again that needs to be addressed potentially for January 1, 2025.

Surry County VA Reassessment Considerations

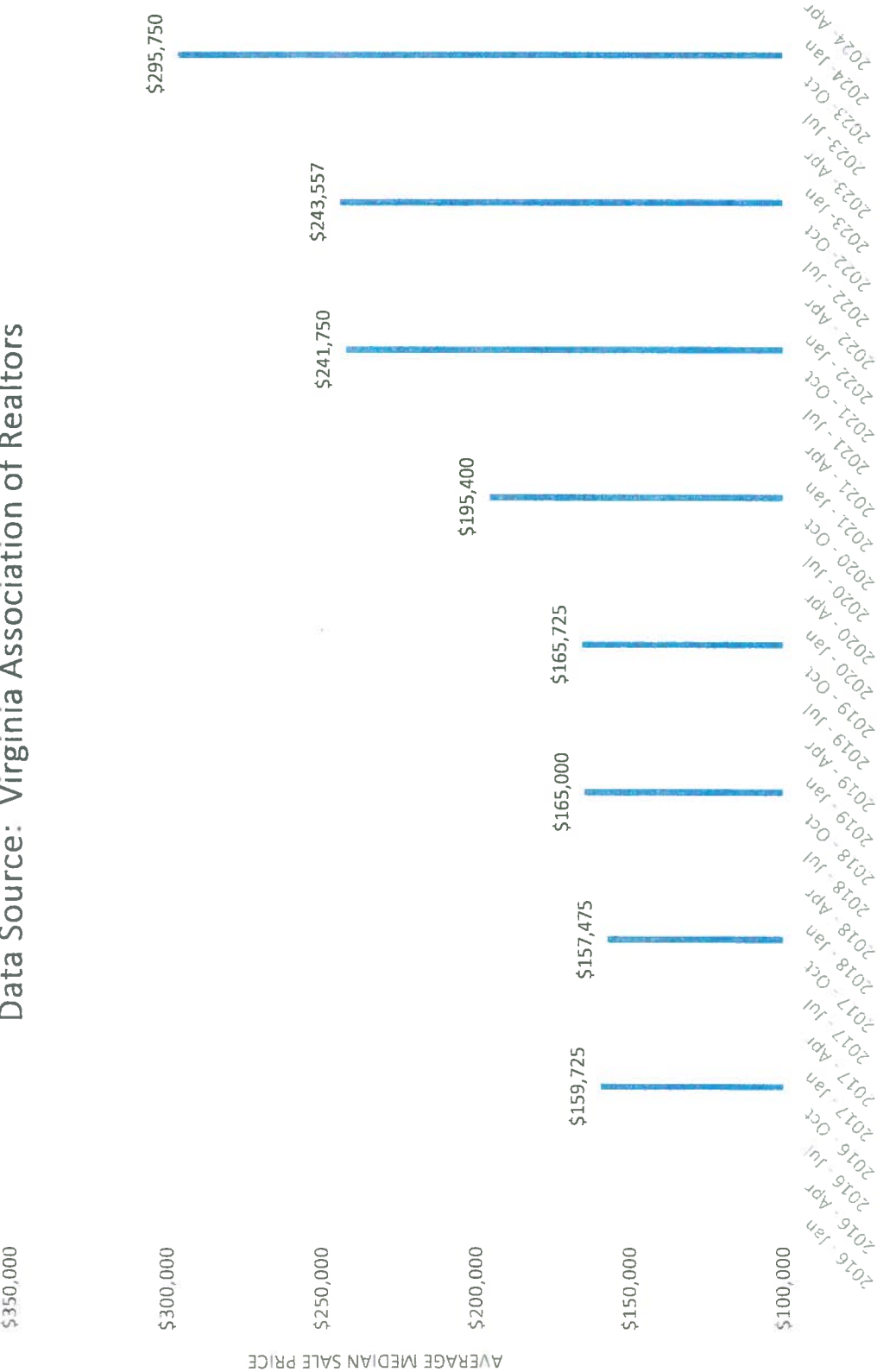
- Virginia Statute allows up to 6 years between reassessments.
 - Effective dates of Surry's past Reassessments.
 - January 1, 2023
 - January 1, 2022
 - January 1, 2016
 - January 1, 2010
 - January 1, 2009
 - January 1, 2008
 - January 1, 2007
 - January 1, 2005
 - January 1, 2003
 - January 1, 2001
 - January 1, 1999
- Current median assessment to sale ratio through July 2024 = **88%**
 - The median ratio for 2022 and 2023 (after Reassessment) as certified by the Department of Taxation was 100%
- Typically, there are 7 to 8 qualified sales per month.
 - With this amount of market activity, it is unlikely this trend will change.
- Wingate has followed the results of assessment to sale ratio median calculations all year with Commissioner Judkins.
 - A limited scope of work reassessment (similar to 2023) appears to be the best way to address the falling ratio.
 - Little time to delay. Ideally, the chosen contractor would be under contract by mid-September.
- Wingate considers a 90-day extension essential to allow proper data evaluation.
 - Valuations, appeals and certification would be completed by March 31, 2025.
 - After 30 days from the assessor's last appeal date the County's Board of Equalization will receive appeals.
- The attached graphs are informational, comparing Surry's median sale price to surrounding localities and the change in median sale price over time. Also included are summaries of the 8 qualified sales which make up the July 2024 market activity.

National Association of Realtors

Q1 2024 Median Home Sale Price for Virginia Localities



Surry County Average Annual Median Sale Price Data Source: Virginia Association of Realtors





Address
Huntington Road

Sale Date
7/1/2024

Price
\$47,000

Land
4.761 acres

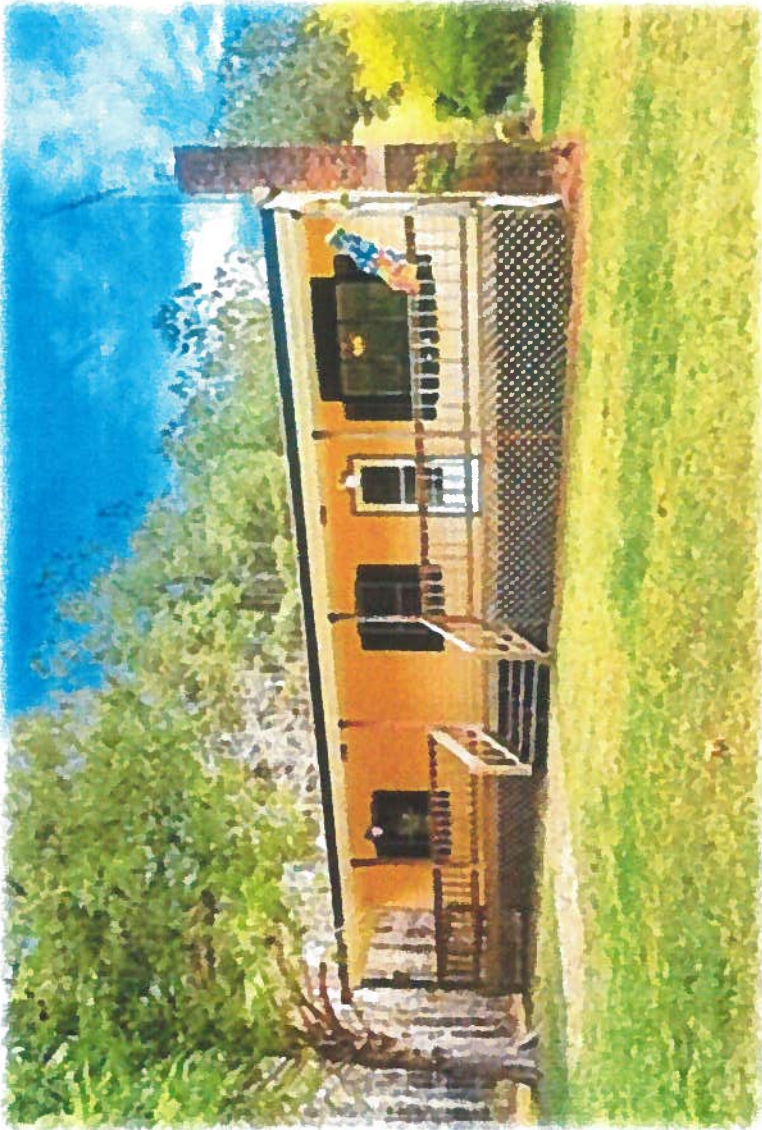
Dwelling
NA

Assessment
\$31,500

Ratio
67.0%



Sale Date	7/3/2024
Price	\$258,000
Land	3.09 acres
Dwelling	1328 SF Built in 1988
Assessment	\$202,100
Ratio	78.3%



Address
522 BERRY LANE

Sale Date
7/3/2024

Price
\$335,000

Land
4.76 acres

Dwelling
1056 SF Built in 1987

Assessment
\$236,500

Ratio
70.6%



Address
540 BLUE HERON DRIVE

Sale Date
7/19/2024

Price
\$430,000

Land
2.729 acres

Dwelling
1954 SF Built in 2005

Assessment
\$414,800

Ratio
96.5%

284 Cardinal Lane



Address
6568 Beechland Road

Sale Date
7/22/2024

Price
\$535,000

Land
9.33 acres

Dwelling
2230 SF Built in 1955 w/Det. Garage

Assessment
\$508,300

Ratio
95.0%



Address
3528 CABIN POINT ROAD

Sale Date
7/23/2024

Price
\$300,000

Land
4 acres

Dwelling
1316 SF Built in 1998

Assessment
\$244,700

Ratio
81.6%



Address	3598 Colonial Trail East
Sale Date	7/25/2024
Price	\$250,000
Land	1 acres
Dwelling	1152 SF Built in 1955
Assessment	\$224,400
Ratio	89.8%

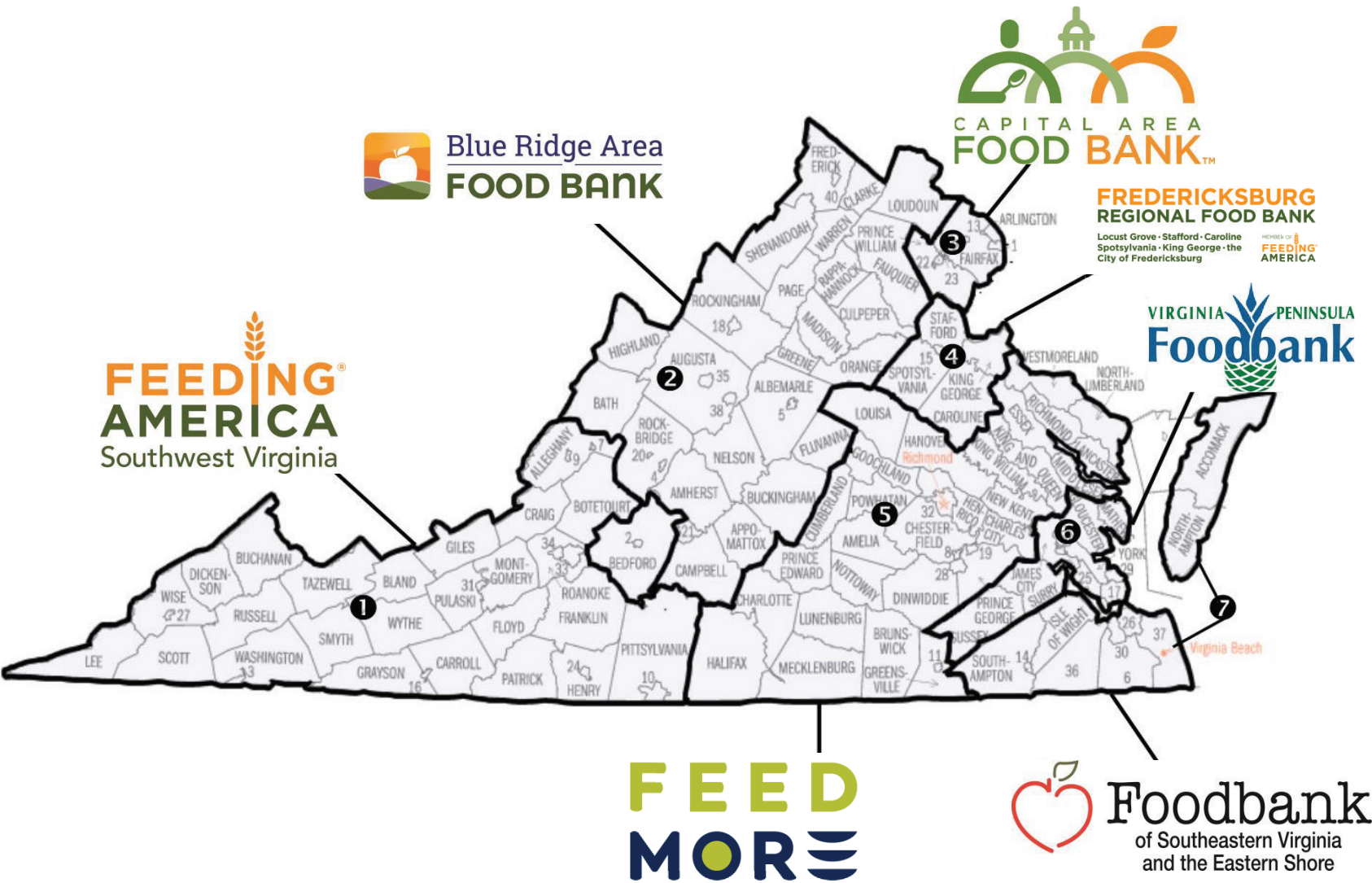


Address	2219 Beechland Road
Sale Date	7/25/2024
Price	\$380,000
Land	2.24 acres
Dwelling	2532 SF Built in 1992
Assessment	\$365,500
Ratio	96.2%

COMMISSIONERS AND CANS FOOD DRIVE



August 1 - 31, 2024



BENEFITING FOOD BANKS ACROSS VIRGINIA

Every donation goes to your local food bank and will nourish an individual or family facing food insecurity in your community.



Every \$1 equates to 4 meals.

Commissioner of the Revenue's Offices across the Commonwealth are collecting donations.

Please bring all items to our office located in the **Surry County Government Center, 45 School Street, Surry, VA 23883**

MOST NEEDED ITEMS

- **Monetary Donations** to purchase food
- **Canned Meats** (Tuna, Chicken, Ham) – protein sticks to your belly
- **Canned Vegetables** full of vitamins & nutrients
- **Canned Fruits** for a healthy sweet
- **Peanut Butter & Jelly** spread some love
- **Macaroni and Cheese** for the kids & kids at heart
- **Hearty Meaty Soup** for the cold winter months ahead
- **Pasta & Sauces** make for a quick delicious meal



Surry County Treasurer's Office

Onike N. Ruffin, Treasurer

Telephone: (757) 294-5206
Fax: (757) 294-5208
Web: www.surrycountyva.gov

45 School Street
Post Office Box 286
Surry, Virginia 23883

July 23, 2024

Surry County Board of Supervisors
Mr. Robert Elliot, Chairman
Post Office Box 65
Surry, VA 23883

Lady and Gentlemen:

Please be advised that we last reported a balance in the Local Government Investment Pool totaling \$16,046,617.58.

Since that report, we received our accrued interest for May 2024 in the amount of \$69,615.53 increasing our balance in LGIP to \$16,116,233.11.

Since our last report, we transferred \$2,000,000.00 from the Local Government Investment Pool to the General Fund, decreasing the LGIP balance to \$14,116,233.11.

We have the following investments:

		Rate	Days	Matures
LGIP	\$ 14,116,233.11	Variable rate		
EVB CD Plus accrued Int.	\$ 500,000.00	.40%	730	01/28/2026

This gives us a total investment of **\$14,616,233.11.**

Respectfully submitted,

Onike N. Ruffin

Onike N. Ruffin, Treasurer
County of Surry



Surry County Treasurer's Office

Onike N. Ruffin, Treasurer

Telephone: (757) 294-5206
Fax: (757) 294-5208
Web: www.surrycountyva.gov

45 School Street
Post Office Box 286
Surry, Virginia 23883

July 23, 2024

Surry County Board of Supervisors
Mr. Robert Elliot, Chairman
Post Office Box 65
Surry, VA 23883

Lady and Gentlemen:

Please be advised that we last reported a balance in the Local Government Investment Pool totaling \$14,116,233.11.

Since that report, we received our accrued interest for June 2024 in the amount of \$60,124.20 increasing our balance in LGIP to \$14,176,357.31.

Since our last report, we transferred \$2,500,000.00 from the Local Government Investment Pool to the General Fund, decreasing the LGIP balance to \$11,676,357.31.

We have the following investments:

		Rate	Days	Matures
LGIP	\$ 11,676,657.31	Variable rate		
EVB CD Plus accrued Int.	\$ 500,000.00	.40%	730	01/28/2026

This gives us a total investment of **\$12,176,657.31**.

Respectfully submitted,

Onike N. Ruffin

Onike N. Ruffin, Treasurer
County of Surry